

ABSOLUTE AUCTION

KENAI RIVER ESTATE

Secluded Waterfront Estate on 11.6± Acres Located on Cook Inlet



J.P. KING
PREMIER DIVISION

Est. 1915

Kenai, Alaska

AUGUST 12

Thursday at 1:00 PM (AKDT)

K E N A I R I V E R E S T A T E

The rustic town of Kenai is located south of Anchorage and is a recreational playground for anglers, tourists, as well as wildlife and nature enthusiasts. Surrounded by numerous mountain ranges, historically active volcanoes, and world-renowned rivers and lakes, the peninsula of Kenai attracts permanent and secondary residents worldwide. The two-million acre Kenai National Refuge is wonderful for camping and hiking opportunities. Wildlife observers can enjoy the over 200 species of birds as well as moose, caribou, and bear that occupy the area. Kenai is most famously known for its world-class trophy fishing. With four different species of salmon, rainbow trout, grayling, and halibut, fishing the Kenai River is unparalleled and continually attracts anglers with its abundant waters.

Secluded on the banks of Cook Inlet and the mouth of the Kenai River, is the 11.6± acre Kenai River Estate. With 816± feet of beach frontage, the estate is nestled within lush natural landscaping and Alaskan wildlife. Capturing breathtaking sights of Tustumena, Mt. Lilliamna, Mt. Redoubt, and Mt. Spur mountains, Kenai River Estate offers beautiful ocean sunsets and panoramic views of the picturesque countryside.



Situated on 11.6± acres, Kenai River Estate is secluded among incredible natural landscaping and offers desirable privacy.



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Premier Auction Marketing Firm

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The Victorian-style home is four stories and features a 4 bedroom, 3.5 bath layout. Selling fully furnished, the home has gorgeous hardwood and marble flooring throughout and boasts four fireplaces. Perfect for entertaining, the home has a magnificent formal dining room that accommodates twenty guests and a fabulous gourmet kitchen complete with marble countertops and Subzero appliances. Directly adjacent to the kitchen is a circular entertainment room that features a fireplace with bench seating.

The master suite is spacious and inviting with a personal fireplace, sitting room and spectacular views. Jetted tub, marble countertops, and marble tile flooring are a few of the features in the master bath. A fourth floor turret with 360° picturesque windows offers magnificent views of the surrounding mountain ranges and is ideal for an office or retreat.

A 3-car attached garage, a large shop, airplane hangar, and an airstip complete this splendid Alaskan waterfront estate.



Beautiful hardwood flooring, marble countertops, spiral staircase, and Swarovski chandeliers are just a few of the characteristics this charming and attractive home features.

The tourist town of Kenai offers incredible recreation opportunity for trophy king salmon, hiking, camping, rafting, golfing, and more. With amazing performance art venues, cafes, unique shops, galleries, and a Saturday market, this quaint Alaskan town offers something for everyone.

J. P. KING

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OFFERS YOU THIS PERSONAL INVITATION

ABSOLUTE AUCTION

THURSDAY, AUGUST 12 • 1:00 PM (AKDT)



Secluded Waterfront Estate on 11.6± Acres Located on Cook Inlet

Kenai River Estate • Kenai, Alaska

AUCTION REGISTRATION AND SALE SITE

A cashier's check in the amount of \$50,000.00 made payable to the bidder will be required to register to bid. Registration begins at 12:00 P.M. (AKDT). The sale begins at 1:00 P.M. (AKDT). The Auction will take place onsite at 1205 Drag Net Court, Kenai, AK 99611 (see directions to the property).

PROPERTY PREVIEW

An auction representative will be available daily beginning, August 2nd through Auction day from 10:00 A.M. until 5:00 P.M. Monday through Saturday; 12:00 P.M. until 5:00 P.M. on Sunday. You may contact the J. P. King Auction representative directly at 256.438.3419 during these designated dates.

AUCTION FINANCING

Please contact Scott West with Wells Fargo at 719-577-5325 or email: scott.west@wellsfargo.com.

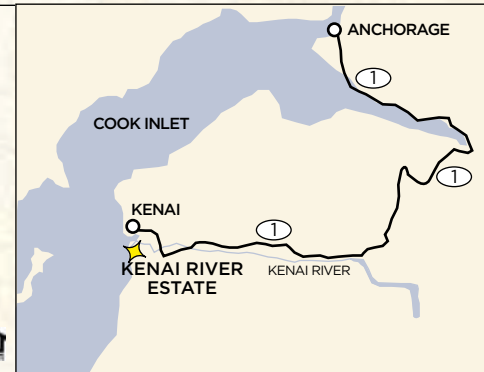
AUCTION INFORMATION

Visit WWW.JPKING.COM for more auction and property information.

DIRECTIONS TO PROPERTY

FROM KENAI AIRPORT: Travel Southeast on Main St. Loop with turns into Bridge Access Rd. and travel 3.3 miles. Turn right onto Kalifornsky Beach Rd. and travel 2.4 miles. Turn right onto Cannery Rd. and travel 1.2 miles. Turn left onto Old Cannery Rd. and take the first right onto Royal St. Turn left onto Drag Net Court. The property will be on your left. (1205 Drag Net Court, Kenai, AK 99611)

FROM ANCHORAGE: Travel South on New Seward Hwy/AK 1-S and travel 104 miles. Turn right onto AK-1 S/Sterling Hwy and travel 42.4 miles. Turn right onto Kalifornsky Beach Rd. and travel 8.4 miles. Turn right onto Cannery Rd. and travel 1.2 miles. Turn left onto Old Cannery Rd. and take the first right onto Royal St. Turn left onto Drag Net Court. The property will be on your left. (1205 Drag Net Court, Kenai, AK 99611)



J.P. KING AUCTION COMPANY
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